



52 Llys Cilsaig, Llanelli, SA14 8QT £145,000

Welcome to the charming area of Llys Cilsaig, Dafen, Llanelli, this delightful terraced house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts two bedrooms, perfect for a small family or those looking to establish a cosy living space.

Upon entering, you will find a welcoming reception room that offers a versatile area for relaxation and entertaining. The layout is designed to maximise space and light, creating an airy atmosphere throughout. The house also features a conveniently located bathroom, ensuring practicality for everyday living and also a downstairs WC.

One of the standout features of this property is the parking space available for one vehicle, a valuable asset in this area. The absence of a chain means that you can move in without delay, making this an ideal choice for those eager to settle into their new home swiftly.

Llys Cilsaig is situated in a friendly neighbourhood, providing easy access to local amenities and transport links, making it a convenient base for both work and leisure. This property is not just a house; it is a place where you can create lasting memories. Do not miss the chance to make this charming home your own. Perfect for first time buyers. NO CHAIN. Energy rating- to be confirmed Council Tax band- B Tenure-Freehold



Ground Floor

Entrance Hall 6'87*3'55 (1.83m*0.91m)

Wooden front door with glazed windows. Textured ceiling, smoke detector.Radiator. Grey laminate flooring.

Downstairs toilet 2'56*6'06 (0.61m*1.98m)

Textured ceiling.Window to front. Wash hand basin in vanity unit,toilet. Grey laminate flooring.

Kitchen 6'23*8'74 (1.83m*2.44m)

Textured ceiling, smoke alarm.Wall mounted boiler system.Upper and lower cabinets with worktops. Tiled backsplash. Sink. Wooden window to front. Radiator. Grey laminate flooring.

Sitting room 13'51*14'8 (3.96m*4.47m)

Smooth ceiling.Double UPVC patio doors. Double UPVC window.Two radiators.Under stairs cupboard. Grey laminate flooring.

Stairs leading to upstairs

Landing 5'55*6'55 (1.52m*1.83m)

Textured ceiling,hatch to attic.Smoke alarm. Radiator, carpeted flooring.

Bedroom one 13'5*11'52 (4.09m*3.35m)

Textured ceiling,wooden glazed window to the front.Radiator.Carpeted flooring.

Bedroom two 9'69*6'73 (2.74m*1.83m)

Textured ceiling, double UPVC window to back. Radiator. Carpeted flooring

Family bathroom 6'30*6'44 (1.83m*1.83m)

Textured ceiling.Double UPVC window.Three piece suite with over head shower in bath, glass screen for shower.Partly tiled.Radiator. Lino on flooring.

Garden

Wooden decking, partly laid to patio. Wall and fence either side for privacy.

Tenure

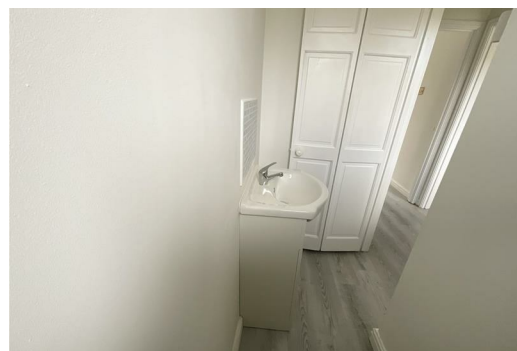
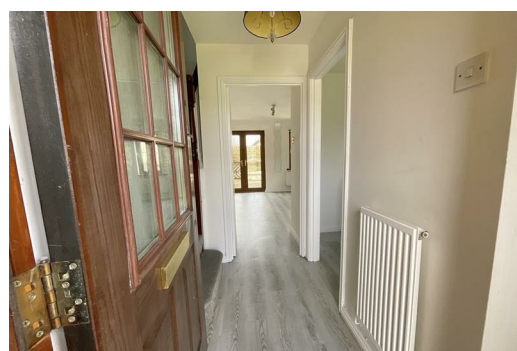
The advised tenure is Freehold.

Council Tax

The advised council tax is band B.

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	75		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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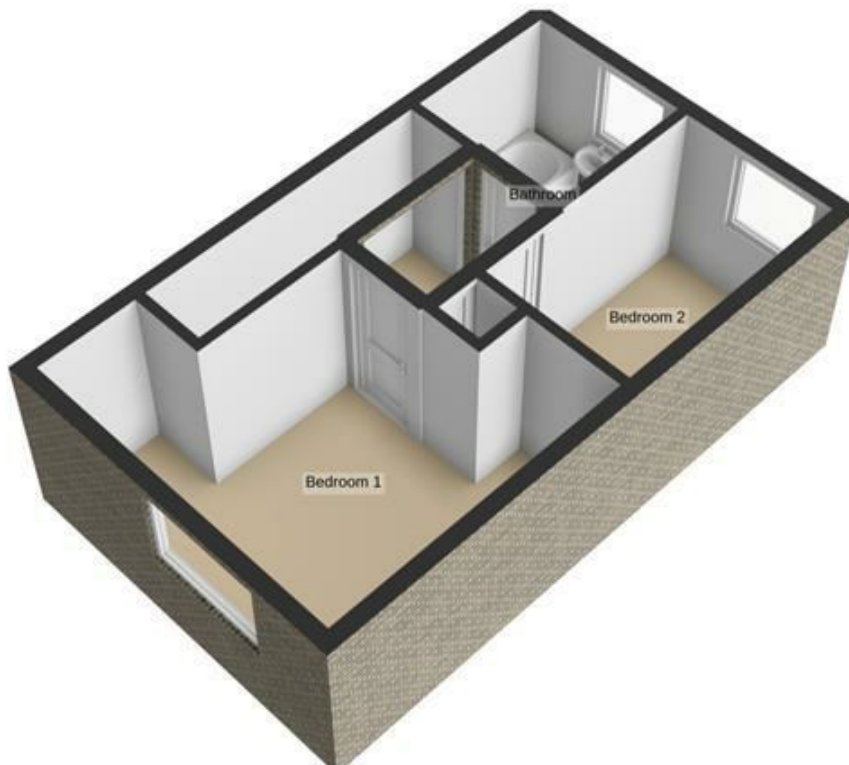
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Ground Floor



1st Floor



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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